

126.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,441,200 /

USE VALUE: 1,441,200 /

ASSESSed: 1,441,200 /

Total Card /

Total Parcel

1,441,200

1,441,200

1,441,200

PROPERTY LOCATION

No

Alt No

Direction/Street/City

33

CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HYDE RICHARD W JR & VIVIAN/TRS

Owner 2: 33 CHURCHILL AVE TRUST

Owner 3:

Street 1: 33 CHURCHILL AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: HYDE RICHARD W JR & VIVIAN -

Owner 2: -

Street 1: 33 CHURCHILL AVENUE

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3300 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

7000

Sq. Ft.

Site

0

90.

0.90

10

567,000

567,000

2021

Total AC/HA: 0.16070

Total SF/SM: 7000

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 567,000

Spl Credit

Total: 567,000

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

7000.000

833,700

40,500

567,000

1,441,200

Total Card

0.161

833,700

40,500

567,000

1,441,200

Total Parcel

0.161

833,700

40,500

567,000

1,441,200

Source: Market Adj Cost

Total Value per SQ unit /Card: 436.73

/Parcel: 436.7

Legal Description

User Acct

81351

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

126.0-0007-0002.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

104

FV

833,600

40500

7,000.

567,000

1,441,100

1,441,100

Year End Roll

12/18/2019

2019

104

FV

603,100

40500

7,000.

598,500

1,242,100

1,242,100

Year End Roll

1/3/2019

2018

109

FV

499,100

54000

7,000.

441,000

994,100

994,100

Year End Roll

12/20/2017

2017

109

FV

499,100

54000

7,000.

422,100

975,200

975,200

Year End Roll

1/3/2017

2016

109

FV

499,100

54000

7,000.

390,600

943,700

943,700

Year End

1/4/2016

2015

109

FV

473,100

54000

7,000.

327,600

854,700

854,700

Year End Roll

12/11/2014

2014

109

FV

473,100

54000

7,000.

320,000

847,100

847,100

Year End Roll

12/16/2013

2013

109

FV

473,100

54000

7,000.

304,900

832,000

832,000

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HYDE RICHARD W

42023-473

2/11/2004

Family

10

No

No

12967-237

4/29/1976

57,000

No

No

N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

12/7/2008

1227

Re-Roof

15,000

ACTIVITY INFORMATION

Date

Result

By

Name

5/19/2018

MEAS&NOTICE

HS

Hanne S

2/4/2009

Measured

336

PATRIOT

11/17/1999

Mailer Sent

11/1/1999

Measured

266

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aprob

2021

AssessPro Patriot Properties, Inc